## **SNAPSHOT** of HOME Program Performance--As of 06/30/11 Local Participating Jurisdictions with Rental Production Activities



1992

Participating Jurisdiction (PJ): Tacoma Consortium

PJ's Total HOME Allocation Received: \$33,599,152

PJ's Size Grouping\*: B

PJ Since (FY):

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					Nat'l Ranking (Percentile):*	
Category	PJ	State Average	State Rank	Nat'l Average	Group B	Overall
Program Progress:			PJs in State: 15			
% of Funds Committed	93.63 %	95.56 %	10	92.63 %	50	52
% of Funds Disbursed	87.24 %	91.70 %	12	86.67 %	45	47
Leveraging Ratio for Rental Activities	12.31	8.06	1	5.03	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.23 %	1	88.14 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	70.47 %	78.52 %	11	76.19 %	31	31
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	93.53 %	92.87 %	8	81.48 %	85	81
% of 0-30% AMI Renters to All Renters***	67.94 %	62.90 %	7	45.62 %	89	85
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	98.24 %	99.03 %	12	96.17 %	41	40
Overall Ranking:		In S	tate: 8 / 15	Nation	nally: 88	87
HOME Cost Per Unit and Number of Completed	Units:					
Rental Unit	\$30,413	\$27,145		\$28,750	340 Units	19.40
Homebuyer Unit	\$24,943	\$19,869		\$15,714	363 Units	20.70
Homeowner-Rehab Unit	\$43,053	\$21,007		\$21,140	107 Units	6.10
TBRA Unit	\$3,276	\$1,879		\$3,230	942 Units	53.80

<sup>\* -</sup> A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

 $<sup>^{\</sup>star\star}$  - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

<sup>\*\*\*-</sup> This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## **Program and Beneficiary Characteristics for Completed Units**

Participating Jurisdiction (PJ): Tacoma Consortium WA

Total Development Costs: (average reported cost per unit in HOME-assisted projects)

PJ: State:\* National:\*\* \$142,314 \$127,842 \$103,194

| Homebuyer | 314 | \$136,814 | 842 | \$122,964 | ,194 | \$78,960

 Signet
 Homeowner

 \$136,814
 \$46,927

 \$122,964
 \$27,134

 \$78,960
 \$24,147

CHDO Operating Expenses: (% of allocation)

PJ:

National Avg:

2.8 **%** 1.2 **%** 

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %	HOUSEHOLD TYPE:	Rental Homebuyer Ho % %	meowner TBRA % %
White:	51.8	46.8	75.7	100.0	Single/Non-Elderly:	32.0 24.5	26.2 100.0
Black/African American:	34.4	22.6	15.9	0.0	Elderly:	26.3 2.2	42.1 0.0
Asian:	3.9	13.8	3.7	0.0	Related/Single Parent:	31.1 29.2	9.3 0.0
American Indian/Alaska Native:	0.6	0.6	0.0	0.0	Related/Two Parent:	8.7 41.6	20.6 0.0
Native Hawaiian/Pacific Islander:	0.0	1.7	1.9	0.0	Other:	1.8 2.5	1.9 0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0			
Asian and White:	0.0	0.6	0.0	0.0			
Black/African American and White:	0.3	0.8	0.0	0.0			
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0			
Other Multi Racial:	0.0	1.7	0.0	0.0			
Asian/Pacific Islander:	3.9	1.1	0.0	0.0			
ETHNICITY:							
Hispanic	4.8	10.5	2.8	0.0			
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL	ASSISTANCE:	
1 Person:	53.0	16.3	51.4	100.0	Section 8:	37.1 0.0 <b>#</b>	
2 Persons:	18.3	17.1	24.3	0.0	HOME TBRA:	1.8	
3 Persons:	19.2	24.0	12.1	0.0	Other:	28.1	
4 Persons:	5.7	17.4	5.6	0.0	No Assistance:	32.9	
5 Persons:	2.1	13.5	3.7	0.0			
6 Persons:	0.9	6.1	0.9	0.0			
7 Persons:	0.6	3.6	1.9	0.0			
8 or more Persons:	0.3	2.2	0.0	0.0	# of Section 504 Compliant	t Units / Completed Units	<b>Since 2001</b> 918

<sup>\*</sup> The State average includes all local and the State PJs within that state



<sup>\*\*</sup> The National average includes all local and State PJs, and Insular Areas

<sup>#</sup> Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

## — HOME PROGRAM — SNAPSHOT WORKSHEET - RED FLAG INDICATORS

**Local Participating Jurisdictions with Rental Production Activities** 

Participating Jurisdiction (PJ): Tacoma Consortium State: WA Group Rank: 88

State Rank: 8 / 15 PJs (Percentile)

Overall Rank: 87 (Percentile)

Summary: 0 Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	70.47	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOMF	< 70%**	93.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	98.24	
"ALLOCATION-)	/EARS" NOT DISBURSED***	> 2.980	2.11	

<sup>\*</sup> This Threshold indicates approximately the lowest 20% of the PJs



<sup>\*\*</sup> This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

<sup>\*\*\*</sup> Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.